

*The Sandpiper Cay Condominium Owners Association  
Board of Directors  
April 9, 2008*

The Sandpiper Cay Condominium Owners Association Board of Directors met on Wednesday, April 9, 2008 at Village Realty. Ed Stephenson, Jim Coughlin, Tom Watkins and Pat Ambrose were present. Linda Craig was participating via conference call. Emily Lewis and Courtney Fowler were representing Village Realty.

Mr. Stephenson called the meeting to order. On a motion by Ms. Ambrose and a second by Mr. Stephenson, the minutes from March 12, 2008 were approved as submitted.

Ms. Fowler presented the March financial report. Included for all Board members were a current Balance Sheet, Income Statement, Posting Journal and Accounts Receivable Dues Report. Ms. Craig noted she would like to keep the Wachovia Checking account open a little longer in case the Auditor needs access. The Board asked Ms. Fowler to change the charge in pool monitors to the 410 account which was Monthly Maintenance Fee. There were no questions on the posting journal or accounts receivable dues report.

Ms. Craig also brought up her concern over the outstanding balance to Beach Mowing. Ms. Lewis reminded the Board they had decided at the last Board meeting to begin catching up on what is owed to Beach Mowing over the next year until the balance is paid off. Ms. Craig noted there may be past invoices in the file cabinets at the Sandpiper Cay office. Ms. Lewis noted Management could look into. Ms. Ambrose noted she would leave the file keys at the SPC office.

The Board also asked Management to make sure there us an updated First Aid kit at the pool and also to have the playground equipment inspected.

Ms. Fowler went over the Management Report. The Board discussed the drop down fences due to owners requesting them. After further Board discussion an on a motion by Mr. Coughlin and a second by Ms. Ambrose, the Board unanimously voted not to allow drop down fences.

Ms. Fowler confirmed with the Board that Management should not pay the portion of the bill to Vendeunter Black that was discussed at the last Board meeting. The balance showed on the current statement. Mr. Coughlin noted he did follow up with the Association's attorney and it was confirmed not to pay the portion of the bill involving a phone call from an individual owner.

The Board discussed vending machines. The Board would like the Pepsi machine removed as it is property of an individual owner and would like to have a water and juice machine and snack machine installed if there is room. The Board also discussed having the vending machine proceeds go to the Social Committee. On a motion by Ms. Ambrose and a second by Mr. Watkins, the Board decided allow the vending machine proceeds be used for the Social Committee budget once formed. All were in favor.

Ms. Fowler asked if the Board would like to continue the cable in the clubhouse. After further Board discussion and on a motion by Ms. Ambrose and a second by Mr. Watkins, the Board decided to no longer have cable in the clubhouse because it was not being used. The Board wanted Management to confirm the internet is through Embarq.

Ms. Fowler presented a spreadsheet of the current cell phone expenses. After Board discussion and on a motion by Ms. Ambrose and a second by Mr. Stephenson, it was decided to cancel the cell phones. Ms. Lewis noted Village Realty would provide cell phones for Wayne and Ron as they do for all the maintenance personnel.

The Board asked Management to note anything unusual in the By-Laws and flag all owners who are not eligible to vote at the Annual Meeting. The Board decided they would like a Board member at the welcome table along with Management.

It was also noted to add "Comments from owners" on the next Board meeting agenda. This would give time for owners that attend the Board meetings to have a minute to speak and ask questions. The Board offered to consider.

With there being no further business and on a motion by Ms. Craig and a second by Ms. Ambrose, the meeting was adjourned.

Respectfully Submitted,

Courtney Fowler  
Assistant Property Manager